

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment 1 – Notice of Completion

Project Description

A request by Engrained LLC for a Minor Use Permit (DRC2020-00115, previously DRC2018-00188) to establish 2 acres of outdoor cannabis cultivation, 15,576 square feet of indoor (mixed-light) ancillary cannabis nursery, ancillary processing, and ancillary transportation on a 77-acre parcel. Ancillary cannabis nursery cultivation would occur within 3 new greenhouses totaling 13,608-square feet and a 4,690 square-foot area within the proposed 20,000 square-foot building for ancillary nursery cloning. Processing activities (including drying, curing, and packaging of cannabis grown on-site) would occur within a 14,880 square-foot area within the proposed 20,000-square-foot building. The project also includes improvements to the existing property driveway, installation of four 320-square-foot seartrain containers for the storage of supplies, installation of a new 100 square-foot shed for security and irrigation control, installation of 12 5,000-gallon water tanks, and the installation of one 20,000-gallon water tank for fire water storage. The project would result in approximately 9.29 acres of site disturbance on the 77 acre parcel, and 1.53 acres of offsite site disturbance, totaling 10.2 acres of site disturbance, and includes 10,610 cubic yards of cut and 8,778 cubic yards of fill (net total of 19,388 cubic yards of earthwork) related to access improvements, to be balanced on-site. The project site is located within the Agriculture land use designation at 4150 North Ryan Road, approximately 2.25 miles northeast of the community of Creston in the El Pomar-Estrella sub-area of the North County Planning Area, Supervisorial District 5.

The project property currently supports a rural single-family residence and a 1,500-square-foot accessory structure. Surrounding land uses include agricultural crop production and grazing, rural residential uses, and accessory structures (Figure 2).

The proposed cannabis activities would be implemented in two phases, as detailed in Table 1, below.

Table 1. Proposed Project Components and Phasing.

Phase	Project Components	Canopy Area/Floor Area
Phase I	Establish 2.0 acres of outdoor cannabis cultivation areas.	Within hoop structures: 1.01 acres Open air: 0.99 acres
	Install four seartrain containers, two for pesticide storage and two for fertilizer/nutrition storage.	1,280 square feet total
	Installation of two portable restrooms.	N/A
	Implement existing on-site access road improvements to the Phase I project components.	N/A
	Installation of one shed for security and irrigation controls	100 square feet
	Installation of 12 5,000-gallon water tanks for outdoor cultivation	N/A
	Installation of perimeter fencing around outdoor cultivation areas, compost area, and western property line	N/A
	Ancillary transport	N/A
Phase II	Establish ancillary indoor (mixed-light) cannabis nursery cultivation within three proposed greenhouse structures (13,608 sf.) to be used	10,886 square feet of ancillary nursery canopy; 13,608 square feet of floor area

	to support on-site cultivation.	
	Construct new steel building to be used for processing of cannabis grown onsite and nursery cloning.	<u>Processing:</u> 14,880 square feet <u>Ancillary nursery cloning:</u> 4,690 square feet, with a maximum canopy of 4,690 square feet <u>Other area (restrooms, break room, etc.):</u> 430 square feet <u>Total area:</u> 20,000 square feet
	Installation of new grounded power lines with connections to existing PG&E infrastructure.	N/A
	Implement on-site and off-site access road improvements to the Phase II project components.	N/A
	Installation of new 20,000 square-foot water tank for fire water storage	N/A

While the timeframe between each of the proposed phases has not been determined, for the purposes of this document, both phases of proposed development are evaluated herein as the whole of the project.

Outdoor Cultivation

Approximately 0.99 acres (43,120 square feet) of the proposed outdoor cannabis canopy would occur in-ground in open air within a 1.24-acre (53,900-square-foot) cultivation area, and approximately 1.01 acres (44,000 square feet) of the proposed outdoor cannabis canopy would occur in raised beds within a total of 88 cannabis hoop structures within a 1.01-acre (44,000-square-foot) cultivation area (see Exhibit C). The open-air outdoor cultivation area would be harvested once per year, around mid-October. The outdoor cultivation area within hoop structures would be harvested two to three times per year, in June, August, and October.

Indoor (Mixed-Light) Ancillary Nursery

The project includes the construction of three 4,536-square-foot greenhouses to be utilized for indoor mixed-light ancillary cannabis nursery cultivation to be used to support on-site cultivation activities (see Exhibit C). The plants would be located on moveable benches and would include a total canopy area of 10,886 square feet. Additional area would be provided within the greenhouses for walkways and worker clearance, totaling 907.3 square feet in each 4,536-square-foot greenhouse. Plants within the nursery greenhouses would remain in their vegetative stage until they are transferred to an outdoor cultivation area on-site following a harvest. These plants would occasionally be pruned, in which clippings would be transferred to the nursery cloning room within the proposed 20,000-square-foot building on-site. Each nursery greenhouse would be equipped with a heater unit, gable fans, horizontal air flow (HAF) fans, louvers, wall fans, cooling systems, odor control system, 432-watt grow lights, and internal blackout material systems.

Ancillary Nursery Cloning

The project includes a 4,690-square-foot area within the proposed 20,000-square-foot building to be utilized for an ancillary nursery cloning room, with up to 4,690 square feet of additional ancillary cannabis nursery canopy (see Exhibit C). Pruned branches of nursery plants grown on-site would be planted into individual rooting cubes and then placed within rooting trays, with approximately 50 cuttings per tray. These trays would then be placed beneath grow lights and watered for approximately a two-week time period until the roots protrude through the bottom of the rooting cubes. The plants would then be transplanted into larger pots and transferred to the ancillary cannabis nursery greenhouses on-site.

Ancillary Processing

The proposed 20,000-square-foot building would include a 14,880-square-foot area for the processing of cannabis products. All cannabis products processed within this building would be from cannabis grown on-site. Proposed trimming activities would include use of a Mother Bucker Trimming Machine. Once cannabis products grown onsite are processed, they would be transported off-site for testing, distribution, and sale. The building would also include two American Disability Act (ADA) compliant permanent restrooms, a breakroom, and an ancillary nursery cloning room, described below.

Ancillary Transport

The applicant would obtain a Type 13 Transport Only license from the Bureau of Cannabis Control. This license would allow the applicant to transport their cannabis goods between their individual state licenses (i.e. nursery to outdoor cultivation) and would allow the transportation of their cannabis goods offsite to a licensed facility for further processing, packaging, testing, and distribution. This license type does not allow the transportation of cannabis goods to a retailer or end user. Product transport is anticipated after each harvest, consisting of one passenger van or utility vehicle accessing the site over the course of one week to transport the product to a State licensed facility for further trimming, packaging, and distribution.

Pesticide and Fertilizer Application

A pesticide product can legally be applied to cannabis under state law if the active ingredients found in the product are exempt from residue tolerance requirements and the product is either exempt from registration requirements or registered for a use that is broad enough to include use on cannabis (CDPR 2017).

The following pesticides would be used: Monterey BT, Flying Skull/ nuke em, Green Cleaner, Vital Earth/ Grandevo, Venerate, SaferGro/ mildew cure, Serenade garden, Regalia, and Green cure.

The following fertilizers would be used: Age Old Organics / grow, Age Old Organics / bloom, Vital Earth / grow, Vital Earth / bloom, Vital Earth / fish powder, Vital Earth / flower powder, Vital Earth / mega worm castings, Vital Earth / bat guano, Vital Earth / high phos sea bird guano, Sea Pal / fish emulsion, Stutzman / chicken manure, Roots Organics / nitrogen bat guano, Roots Organics / super phos bat guano, Sparetime / molasses, Sparetime / mocha bat guano, Baseline / humic acid, PCG / seabird guano, Earthjuice / bloom, The Guano Company / Budswel, and Mission Fertilizer / CrayZ Swell.

Security

The project parcel is accessed from North Ryan Road, a public County-maintained road that terminates at the project site. The project includes installation of one new entry gates. An existing 3-strand wire fence runs along the northern, eastern, and southern property boundaries and is proposed along the western property boundary. Additional 6-foot chain link fence with security slats would be installed to enclose each outdoor cannabis cultivation area and the compost area. Security cameras would be installed at all outdoor cultivation area access points, along with locations providing an overall view of each cannabis cultivation area. Each of the proposed greenhouses for ancillary nursery would be equipped with locking doors and exterior security cameras. A 100-square-foot shed is proposed in Phase 1 of the project for security and irrigation control. A 110-square-foot security room would also be included within the proposed 20,000 square-foot building in Phase II of the project. The project does not include any new exterior lighting.

Odor Management

Each of the proposed outdoor cultivation areas would be located a minimum of 300 feet from all property lines. Odor from the outdoor cultivation areas are further mitigated by the distance to the nearest offsite residence, which is located approximately 880 feet south of the project site (approximately 2,163 feet south of the project area).

The proposed 20,000-square-foot building would be equipped with carbon scrubbers in order to treat cannabis odors as they exit the structure and prevent adverse odors from being detected offsite. The carbon filters would operate continuously for approximately three months each year, coinciding with the three flowering and harvest

periods proposed for the outdoor cultivation areas on-site.

Water Management

Based on the Water Demand Analysis prepared for the project, project cultivation irrigation activities would result in approximately 4.10 acre-feet of water demand per year. Domestic water use for 5 full-time employees has been estimated to result in an additional 0.07 acre-foot per year. The project also includes the planting of 11 new blue oak trees around the perimeter of the property and landscaping plantings around the proposed 20,000 square-foot building, which would require marginal additional water supplies to establish until they reach maturity. The project water demand would be served by two existing groundwater wells. A total of 12 5,000-gallon water tanks would be installed on the property for seasonal storage of irrigation water, and an additional 20,000-gallon water tank and new fire hydrant and pump would be installed on the property for fire suppression purposes.

Waste Management

All cannabis plant waste and soil would be composted onsite within a fenced compost area located between the two outdoor cultivation areas. Non-compostable solid waste and recycling would be collected in a garbage receptacle located near the site entrance and would be hauled weekly using San Miguel Roll-Off Co Inc. or another certified waste removal company.

Two portable restrooms would be installed and utilized on-site during Phase 1 of the project and would be serviced regularly. A permanent restroom facility and shower would be included within the proposed 20,000 square-foot building when constructed, which would require the installation of a new on-site septic system.

Operations

Upon completion of both project phases, the project would employ up to 5 full-time employees (FTE) and up to 13 seasonal employees to assist with harvesting activities. Employees would maintain the operation 6 days a week year-round between the hours of 7:00 a.m. and 4:00 p.m. Operational machinery, such as carbon scrubbers and irrigation, may operate outside the hours that employees are present.

Modifications: The applicant is seeking a modification from the fencing standards set forth in Land Use Ordinance (LUO) Section 22.10.080 to allow the proposed greenhouse walls and new barn-like structure for ancillary processing and ancillary cloning nursery to supplement fencing. The applicant is also seeking a modification from the parking standards set forth in Land Use Ordinance (LUO) Section 22.18 to reduce the required spaces from 52 to 28.